

# 53 Boronia Road, Banjup, WA 6164

## House For Sale

Wednesday, 8 May 2024

53 Boronia Road, Banjup, WA 6164

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 2 m2

Type: House



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## FROM \$3.5M

Welcome to The Coolabah Tree, a contemporary, architect-designed gem that blends luxurious living with the charm of the countryside, all within a stone's throw of the city. This stunning property stands as a testament to elegance and modern design, perfectly situated in the serene setting of Banjup. Discover a sprawling five-acre estate that seamlessly integrates city comforts with a unique rural ambiance. Imagine the tranquility of Margaret River, yet without the lengthy commute—a dream come true for those seeking privacy and peace. This expansive family residence features five generously sized bedrooms, each equipped with walk-in robes, including a dual his-and-hers set up in the master suite. The home includes four well-appointed bathrooms, three of which are ensuites. Luxury touches abound, such as a spa bath, underfloor heating, heated towel rails, and sophisticated floor-to-ceiling tiling. Step inside to a versatile floor plan that includes a private office, an activity room or home theatre, and a stunning open-plan living, dining, and kitchen area. This space opens up through expansive bi-fold double-glazed doors to a breathtaking under-cover alfresco area with an outdoor kitchen, all overlooking a solar-heated pool. Additional amenities include a home gym and a massive shed, affectionately known as the 'Man Cave,' plus a spacious 4/5 car garage. Eco-conscious and cost-effective, the home boasts an impressive 8.5-star energy rating, featuring double brick construction, insulated cavity walls, and comprehensive double glazing. High ceilings in the living areas enhance the sense of space, while rustic black-butt timber floors add warmth and character throughout the home. The gourmet kitchen is a chef's delight, equipped with top-of-the-line Ilve and AEG appliances, granite countertops, and a walk-in pantry/scullery. The home's clever design includes a breezeway that keeps early morning noise away from the sleeping quarters, ideal for early risers. Advanced tech features include a C-BUS system for automated control over lighting, blinds, and more, plus a monitored alarm system for security. Outdoors, the property is equally impressive, with beautiful landscapes that include London and Oriental plane trees, a variety of native plants, and a feature Koi pond. The grand entrance and circular driveway set a tone of sophistication and elegance. Sustainability is a key feature here, with a large solar panel system, two rainwater tanks, and an advanced water treatment unit. The property also features a glass-fenced, solar-heated swimming pool with an automatic cleaning and dosing system. Perfect for entertaining, the outdoor area includes a granite-topped kitchen with a pizza oven and BBQ, surrounded by vast lawns ideal for children and pets. This is a rare opportunity to own a stunning, low-maintenance property that offers both luxury and a relaxed country lifestyle. Don't miss out on making The Coolabah Tree your new family haven. Contact Kalindi Monie today on 0404 127 354.